105.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,600 /	792,600
					USE VALUE:	792,600 /	792,600
					ASSESSED:	792,600 /	792,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDERS JOHN G
Owner 2:	
Owner 3:	
Street 1:	43 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2165 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9340.000	302,500		490,100	792,600
Total Card	0.214	302,500		490,100	792,600
Total Parcel	0.214	302,500		490,100	792,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.03 | /Parcel: 366.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67643
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,600	0	9,340.	490,100	792,700	792,700	Year End Roll	12/18/2019
2019	101	FV	239,000	0	9,340.	490,100	729,100	729,100	Year End Roll	1/3/2019
2018	101	FV	239,000	0	9,340.	420,100	659,100	659,100	Year End Roll	12/20/2017
2017	101	FV	239,000	0	9,340.	392,100	631,100	631,100	Year End Roll	1/3/2017
2016	101	FV	239,000	0	9,340.	336,100	575,100	575,100	Year End	1/4/2016
2015	101	FV	233,200	0	9,340.	301,100	534,300	534,300	Year End Roll	12/11/2014
2014	101	FV	233,200	0	9,340.	278,700	511,900	511,900	Year End Roll	12/16/2013
2013	101	FV	233,200	0	9,340.	265,700	498,900	498,900		12/13/2012

!8342!

PRINT

Date	Time
12/10/20	22:55:10

LAST REV

Date	Time
09/27/18	09:11:18
apro	
8342	

USER DEFINED

Prior Id # 1:	67643
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	668-68		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9340		Sq. Ft.	Site		0	70.	0.75	4									490,141						490,100	

Total AC/HA: 0.21442 | Total SF/SM: 9340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,141 | Spl Credit | Total: 490,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19263566
Const Adj.:	0.99000001
Adj $ / SQ:	147.589
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410982
Depreciation:	108499
Depreciated Total:	302482

COMMENTS

22 223012 646-9296, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

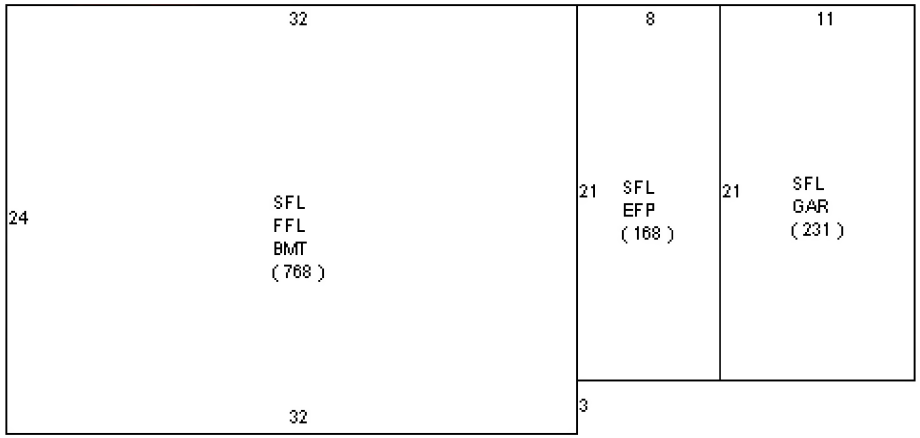
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.59
Special Features:	0	Val/Su Net:	97.52
Final Total:	302500	Val/Su SzAd	156.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,167	147.590	172,236
BMT	Basement	768	48.530	37,269
FFL	First Floor	768	147.590	113,348
GAR	Garage	231	25.560	5,905
EFP	Enclos Porch	168	43.000	7,223

Net Sketched Area:	3,102			Total:	335,981
Size Ad	1935	Gross Are	3102	FinArea	2165

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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